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EXTRAORDINARY

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GOVERNMENT OF PUNJAB

DEPARTMENT OF LOCAL GOVERNMENT

(Town Planning Wing)

NOTIFICATION

The 3rd June, 2020

No. LG/CTP(LG)/2020/1338.—In exercise of the powers conferred by sub-section (1) of section 201 of the Punjab Municipal Act, 1911 (Punjab Act No. 3 of 1911) and sub-section (2) of section 399 of the Punjab Municipal Corporation Act, 1976 (Act No. 42 of 1976), and all other powers enabling him in this behalf, the Governor of Punjab is pleased to make following amendments/additions/modifications in the clauses/schedules/Tables of the Bye-Laws called “Punjab Municipal Building Bye-Laws 2018” notified vide No. CTP(LG)/2018/3548 on 22.11.2018 to be read with subsequent amendment notified vide No. CTP(LG)/2019/3977 on dated 31-12-2019. These shall come into effect from the date of notification.

Clause 4.13, 4.14 and 4.15 of the Amended Bye-laws 2019 are substituted by the following:

4.13 (a) **INDUSTRIAL:** Coverage, F.A.R., Height etc.

Set back lines, ground coverage and height of industrial buildings in the government approved schemes/Industrial Focal Points transferred to the local bodies shall be as per approved zoning plans/schedule of clauses.

4.13(b) In the non-scheme industrial land use zones ground coverage, F.A.R. and height shall be regulated as following and other components shall be regulated as per the provisions of the Factories Act, 1948 and the rules made there under.

NOTE: *Residential components in the industrial plot / premises shall not exceed 15% of the area of the site and shall be within the maximum permissible covered area.*

INDUSTRIAL PLOTTED & GODOWNS/ STORAGE BUILDINGS

Table 1 INDUSTRIAL PLOTTED:

Table is substituted by following:

Parameter	Permissible Limits	
Minimum Approach Road	12 meters	
Plot Size	upto 300 Square meters	
Maximum Ground Coverage	65 % of the plot area*	
Maximum Floor Area Ratio	1:3.0	
Maximum Height of Building	15 meters for General Industry and 21m in case of Information Technology, Textile, Knitwear and Sports Industry	
	Note: Excluding mumty, parapet, lift room and architectural features	
Setbacks around buildings	Front setback	20% of plot area
	Rear and Side setback, if left at any point of the building,	15% of plot area
Parking	General, Textile, Knitwear and Sports Industry	1 ECS per 100 sq. meters of the total covered area.
	Information Technology	For site area upto 2 Acres, 1 ECS per 100 sq. meters of the total covered area. For site area above 2 Acres, 2 ECS per 100 sq. meters of the total covered area.

*5% additional ground coverage shall be permitted in case of retail service industry.

Table 2 INDUSTRIAL PLOTTED

Table is substituted by following:

Parameter	Permissible Limits	
Minimum Approach Road	12 meters	
Minimum Plot Size	Above 300 Sq. meters	
Maximum Ground Coverage	65 % of the plot area*	
Maximum Floor Area Ratio	1:3.0	
Maximum Height of Building	15 meters for General Industry and 21 meters in case of Information Technology, Textile, Knitwear and Sports Industry.	
	Note: Excluding mumty, parapet, lift room, chimneys, towers like structures etc. and architectural features.	
Setbacks around buildings	Front and rear setback	1/4th of the height of building or 2 m whichever is more

	Side setback	Side setback, if left at any point of the building shall be 1/5th of the height of the building or 1.5 m whichever is more
Parking	General, Textile, Knitwear and Sports Industry	1 ECS per 100 sq. meters of the total covered area.
	Information Technology	For Site Area upto 2 Acres: 1.0 Equivalent Car Space per 100 sq.m. of the total covered area.
		For Site Area above 2 Acres: 2 Equivalent Car Space per 100 sq.m. of the total covered area

*5% additional ground coverage shall be permitted in case of retail service industry.

4.15 INDUSTRIAL FLATTED:

Table 3 Table is substituted by following:

Parameter	Permissible Limits
Minimum Site area	2000 sq. meters
Minimum Approach Road	18 meters
Maximum Ground Coverage	40 %
Maximum Floor Area Ratio	1:3
Maximum height of the Building	No Restriction subject to clearance from Airport Authority and fulfillment of norms such as setbacks around building, ground coverage, F.A.R., structural safety and fire safety norms.
Setbacks	Refer table 5.4: 'Provision of exterior open spaces around the buildings' of Chapter 5 of PMBBL 2018
Parking	2.0 ECS /100 square meters of the total covered area.

Other controls for Industrial Buildings.-

- (i) Upto 15 percent of the total covered area in industrial buildings will be permissible for the housing of staff and/or workers.

If any difficulties arise in implementation of these amendments in Punjab Municipal Building Bye Laws or if any clarification or interpretation of these Bye Laws is required, Government shall be competent to issue such clarification or remove such difficulties by way of notification.

Chandigarh

The 3rd June, 2020

SANJAY KUMAR, IAS

Additional Chief Secretary to Government of Punjab,
Department of Local Government, Punjab